Gill Box 21

BOOK 6327 PAGE 48

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
RIVERGATE SQUARE SHOPPING CENTER c/o Sharondale Properties 310 WILSON PIKE CIRCLE BRENTWOOD TN 37027	Same	34-6 9
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219 Gill Box 21		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Gulf Coast Development, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said RIVERGATE SQUARE SHOPPING CENTER, a Tennessee joint venture (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described in Exhibit "A" which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Taxes for the current year which have been prorated between the parties and which are assumed and will be paid by Grantee.
2. Easement of record in Book 4224, page 218, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 28 day of June, 1984.

Notary Public
My Commission Expires: 4/21/85

3381 - 06/26-1179.50- CHECK

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 1st day of June, 1984.

GULF COAST DEVELOPMENT, INC.

By: _____
Leon Moore, President

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared Leon Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Gulf Coast Development, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in _____, _____ County, Tennessee, this 26th day of June, 1984.

_____
Notary Public

My Commission Expires: 3-2-87

EXHIBIT "A"

Land in Davidson County, Tennessee, described according to a survey dated July 29, 1978, made by Ernest Medlin, Surveyor, as follows:

BEGINNING at a point in the northerly margin of Myatt Drive (formerly Edgefield Junction Road) and the same being the westerly corner of the property belonging to A. M. Carter by deed of record in Book 1562, page 302, in the Register's Office of Davidson County. Proceeding from said point North 49° 55' East 512.89 feet to an iron pin; thence South 15° 14' East 475.7 feet to an iron pin; thence South 54° 25' East 171 feet to an iron pin in the westerly margin of Spring Branch Road; thence South 53° 15' West 115.5 feet along said margin to an iron pin; thence North 60° 11' West 31.8 feet to an iron pin; thence North 36° 51' West 122.64 feet to an iron pin; thence South 46° 47' West 210.0 feet to an iron pin in the northerly margin of Myatt Drive; thence proceeding along said margin with a curve to the left having a radius of 5683.58 feet, a distance of 450.7 feet to the point of beginning, and containing 4.40 acres, more or less.

BEING the same property conveyed to Gulf Coast Development, Inc. by deed from Moore Oldsmobile-Pointiac-GMC, Inc., a Tennessee corporation, of record in Book 6322, page 603, Register's Office for Davidson County, Tennessee.

I 3 2 8 2 5

IDENTIF. REFERENCE

JUN 28 3 01 PM '84

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 6327 PAGE 49

FOR

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			450000.00- CAMT.	
			1170.00 CSTAX	
			.50 PRFEE	
			5.00 MDEED	
			CHECK 1179.50-	
		9381A06/28/84	PAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 32826

IDENTIF. REFERENCE

JUN 28 3 01 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048578